



**AGENDA OF THE REGULAR SESSION  
CITY OF AUBURN PLANNING COMMISSION  
1225 LINCOLN WAY, AUBURN, CA 95603**

**August 6, 2013**

**6:00 PM**

(Immediately following the HDRC meeting)

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**Planning Commissioners**

Matt Spokely, Chairman  
Roger Luebkehan  
Fred Vitas  
Nick Willick  
Lisa Worthington

**City Staff**

Will Wong, Community Development Director  
Lance E. Lowe, AICP, Associate Planner

**I. CALL TO ORDER**

**II. APPROVAL OF MINUTES**

None

**III. PUBLIC COMMENT**

This is the time provided so that persons may speak to the Commission on any item not on this agenda. Please make your comments as brief as possible. The Commission cannot act on items not included on this agenda; however, the items will be automatically referred to City staff.

**IV. PUBLIC HEARING ITEMS**

**A. DESIGN REVIEW PERMIT – 436 GRASS VALLEY HIGHWAY (M&M MUFFLER) – FILE DRP 13-01.** The applicant requests Design Review Permit approval for the construction of a ±1,200 square foot storage accessory building in the Regional Commercial (C-3) Zone.

**B. AN ORDINANCE REPEALING SECTION 158.236 AND ADDING NEW SECTIONS OF THE AUBURN MUNICIPAL CODE FOR STREET NAMING (CHAPTER 158) – ADMIN FILE – 303.1** Planning Commission Recommendation to the City Council on an Ordinance Repealing Section 158.236 and adding new sections of the Auburn Municipal Code for Street Naming.

**V. COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS**

- A. City Council Meetings
- B. Future Planning Commission Meetings
- C. Reports

## **VI. PLANNING COMMISSION REPORTS**

The purpose of these reports is to provide a forum for Planning Commissioners to bring forth their own ideas to the Commission. No decisions are to be made on these issues. If a Commissioner would like formal action on any of these discussed items, it will be placed on a future Commission agenda.

## **VII. FUTURE PLANNING COMMISSION AGENDA ITEMS**

Planning Commissioners will discuss and agree on items and/or projects to be placed on future Commission agendas for the purpose of updating the Commission on the progress of items and/or projects.

## **VIII. ADJOURNMENT**

Thank you for attending the meeting. The Planning Commission welcomes your interest and participation. If you want to speak on any item on the agenda, as directed by the Chairman, simply go to the lectern, give your name, address, sign in and speak on the subject. Please try to keep your remarks to a maximum of five minutes, focus on the issues before the Planning Commission and try not to repeat information already given to the Commission by a prior speaker. Always speak into the microphone, as the meeting is recorded on tape. It is the policy of the Commission not to begin consideration of a project after 10:00 PM. Such projects will be continued to the next meeting.

Materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Community Development Department during normal business hours.



## **CITY OF AUBURN**

**Planning Commission – Staff Report**

**Meeting Date: August 6, 2013**

**Prepared by: Lance E. Lowe, AICP, Associate Planner**

**ITEM NO.  
IV-A**

**ITEM IV-A:      DESIGN REVIEW PERMIT – 436 GRASS VALLEY HIGHWAY  
(M&M MUFFLER) – FILE DRP 13-01.**

**REQUEST:**      The applicant requests Design Review Permit approval for the construction of a  $\pm 1,200$  square foot storage accessory building in the Regional Commercial (C-3) Zone.

**RECOMMENDED MOTION (APPROVAL):**

That the Planning Commission take the following action:

- A. Move to adopt Planning Commission Resolution No. 13-13 (**Exhibit A**) for M&M Muffler as presented, or as amended by the Planning Commission, which includes the following actions:
1. Adoption of a Categorical Exemption, prepared for the Design Review Permit, as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA) and Guidelines;
  2. Adoption of Findings of Fact for approval of the Design Review Permit, as presented in the Staff Report; and,
  3. Approval of the Design Review Permit, in accordance with the Conditions of Approval, as presented in the Staff Report.

**ALTERNATIVE MOTION (DENIAL):**

- B. Move to direct staff to amend Resolution No. 13-13 for denial of the Design Review Permit, based upon substantial evidence in the public record, and provide it for Planning Commission consideration at the next available Planning Commission meeting.

**BACKGROUND:**

**Applicant:**      Kevin Letcher; P.O. Box 9082, Auburn, CA 95603 (916) 825-5619

**Owner:**          Mike Granta; 436 Grass Valley Highway, Auburn, CA 95603 (530) 823-2633

**Location:**      436 Grass Valley Highway (**Attachments 1 & 2**)

**Assessor's Parcel Numbers:** 001-044-038

Lot Size: ±23,985 square feet (±.55 acres)

Project Site:

Zoning: Regional Commercial (C-3)

General Plan: Commercial (COMM)

Land Use: Automotive Repair

Surrounding Land Uses:

North: Motorcycle Sales

East: Auburn Ravine Creek

West: School Playground

South: Insurance Business

Surrounding Zone Districts:

North: C-3

East: C-3

South: C-3

West: C-3

### PROJECT DESCRIPTION:

The applicant requests a Design Review Permit for the construction of a ±1,200 square foot by 14'6" in height, storage accessory building in the Regional Commercial (C-3) Zone. The proposed accessory building is a pre-engineered metal structure with the following architectural characteristics:

- Steel Ribbed Roofing with 2/12 roof pitch painted Glacial White;
- "Hardy" 4 by 8 Concrete Smooth Siding (Typical) painted Raffia Ribbon;
- Shed roof to connect with existing building; and,
- Brick veneer to match existing brick veneer.

The applicant also proposes to re-paint the existing building to match the new accessory building. The existing building fascia will be painted Glacial White to match the accessory building roof and the primary building color will be Raffia Ribbon to match the proposed accessory building wall color (**Exhibit B**).

The subject ±23,935 square foot property contains an pre-existing auto service building of ±984 square feet and auto sales trailer of ±240 square feet. Two existing accessory buildings are proposed to be removed from the site to accommodate the larger ±1,200 square foot storage accessory building. Black wrought iron fencing has been constructed around the perimeter of the site visible from the public way. Chain link fencing has been constructed along the rear of the property.

The site is adjacent to a motorcycle dealership to the north; office to the south; school playground to the east, across Highway 49; and, Auburn Ravine Creek to the west. The 436 Grass Valley Highway property is accessed by an approximate 36 foot paved private roadway with parking on both sides of the private street.

The site is accessed via two existing driveways along the private frontage road; an approximate 40 foot driveway on both sides of the former service station building. No new site improvements are proposed in conjunction with the accessory building.

The site slopes gently from back to front. The entire site is graded and paved with asphalt. No new grading is proposed.

Five trees are located on the southeast portion of the site consisting of four Tree of Heaven trees and one Digger Pine. The trees are not protected trees in accordance with the City's Tree Preservation Ordinance and are not anticipated to be removed.

Existing sewer, water, storm drainage and electric exist on the subject  $\pm 23,935$  ( $\pm .55$  acres) square foot property. There will be no electric or plumbing extended inside of the accessory building; however, a light will be required at the door (**Attachment 3 – Site Photographs**).

#### **ANALYSIS:**

The Community Development Department has reviewed the requested Design Review Permit and has the following analysis for Planning Commission consideration:

##### *Architectural Plans –*

The proposed building elevations are illustrated on **Exhibit C**. The proposed  $\pm 1,200$  square foot accessory storage building is a pre-engineered metal structure differing in architectural design from the original service station building. Accordingly, staff's initial comments and recommendation on the architectural design of the accessory building were that the design should be compatible with the existing building. Alternatively, staff concluded, that the pre-engineered metal structure may be acceptable, if the building could not be viewed from the public way (i.e. Grass Valley Highway). Staff recommended that the building be situated behind the existing building and that photo-simulations be provided for Planning Commission consideration to ascertain how much of the building could be seen from Grass Valley Highway (**Attachment 4 – Photo-simulation from Highway 49 looking southeast**). Note that the northeast view of the accessory building is limited and is further concealed by existing trees (**Attachment 3 – Photograph 1 of 6**).

Staff also recommended that those areas visible from the public way contain additional architectural details. In response, the applicant added a sloped roof; veneer wainscoting to match the existing building; and, "Hardy" 4 by 8 concrete smooth siding.

Although, the proposed accessory building does not match the existing building, considering the limited visibility of the building from the public way, coupled with the material upgrades and repainting of the existing building to match the proposed accessory building, staff recommends approval of the proposed storage accessory building, as conditioned. A material sample board will be presented to the Planning Commission at the public hearing.

Building Conditions of Approval require that building permits be obtained from the Building Division prior to construction.

Public Works Conditions of Approval No. 2 requires the applicant to implement BMP's for the capture of oil and petroleum products from the parking and service areas, during construction.

Public Works Condition of Approval No. 6 requires the applicant to acquire sign-off from respective utility providers to the satisfaction of the Public Works Department.

Public Works Condition of Approval No. 9 requires the applicant to consult with a Geo-technical Engineer due to the proximity of the accessory structure and 45-degree slope adjacent to Auburn Ravine Creek.

**GENERAL PLAN/ZONING:**

As depicted on the City of Auburn General Plan Land Use Map, the subject property is designated Commercial (COMM) and is within the Regional Commercial (C-3) Zone. Within the Regional Commercial (C-3) Zone, a for a full range of commercial uses including, but not limited to: automobile sales, services and lots are permitted uses.

**ENVIRONMENTAL DETERMINATION:**

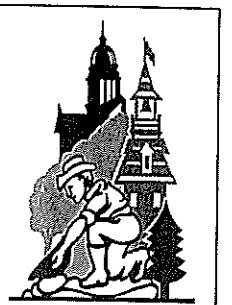
The Auburn Community Development Department reviewed this project for compliance with the California Environmental Quality Act (CEQA) and found it to be Categorically Exempt per Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines.

**ATTACHMENTS:**

1. Vicinity Map
2. Aerial Photograph
3. Site Photographs
4. Photo-simulation of proposed accessory building looking southeast from Highway 49

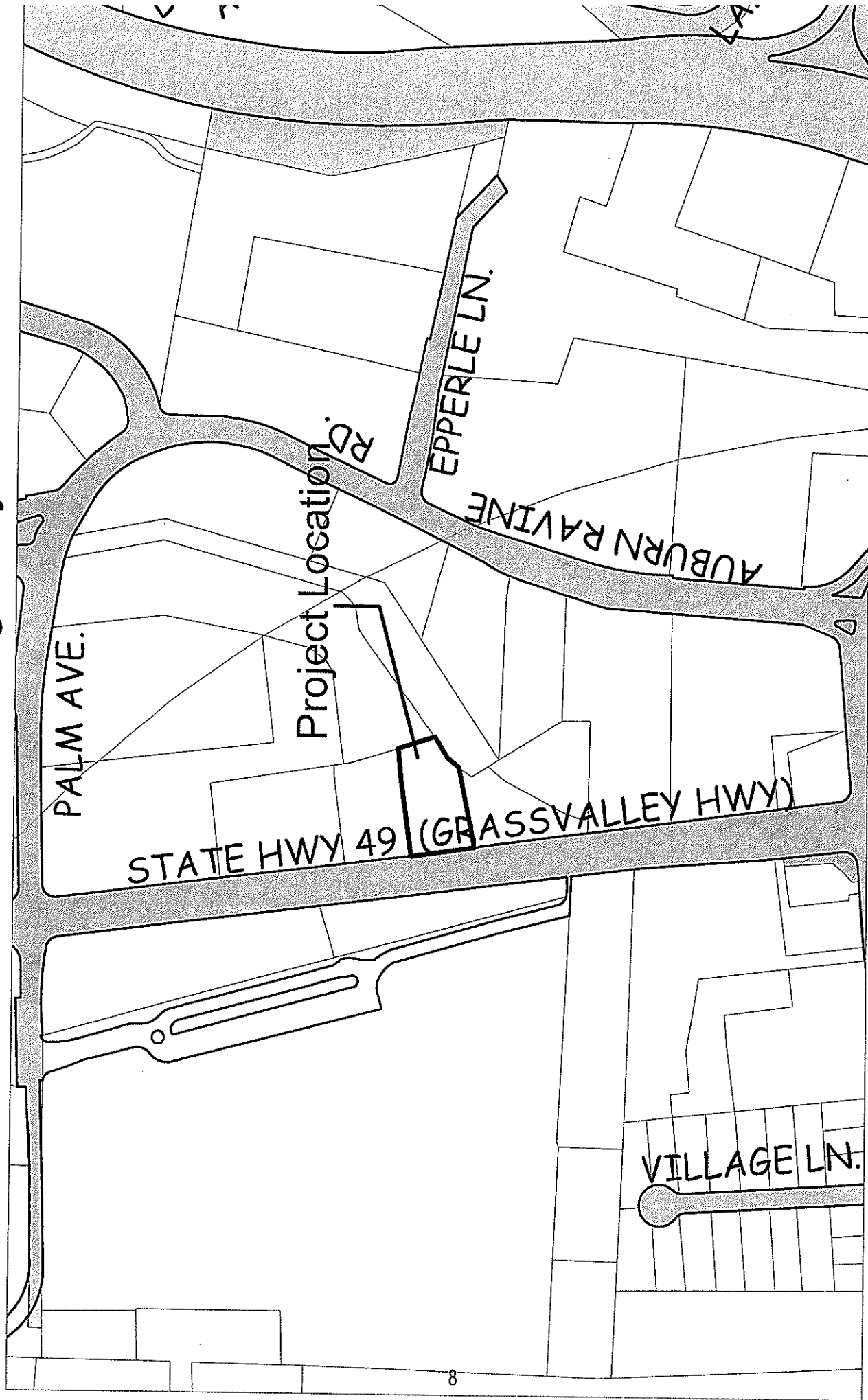
**EXHIBITS:**

- A. Planning Commission Resolution 13-13 with Findings of Fact and Conditions of Approval
- B. Building and Roof Color Samples
- C. Project Plans prepared by LHR Construction



# ATTACHMENTS

# 436 GV Highway





protection

236 238 240 242 244 246

456 446 436 432 430

424

420

386

STATE HIGHWAY

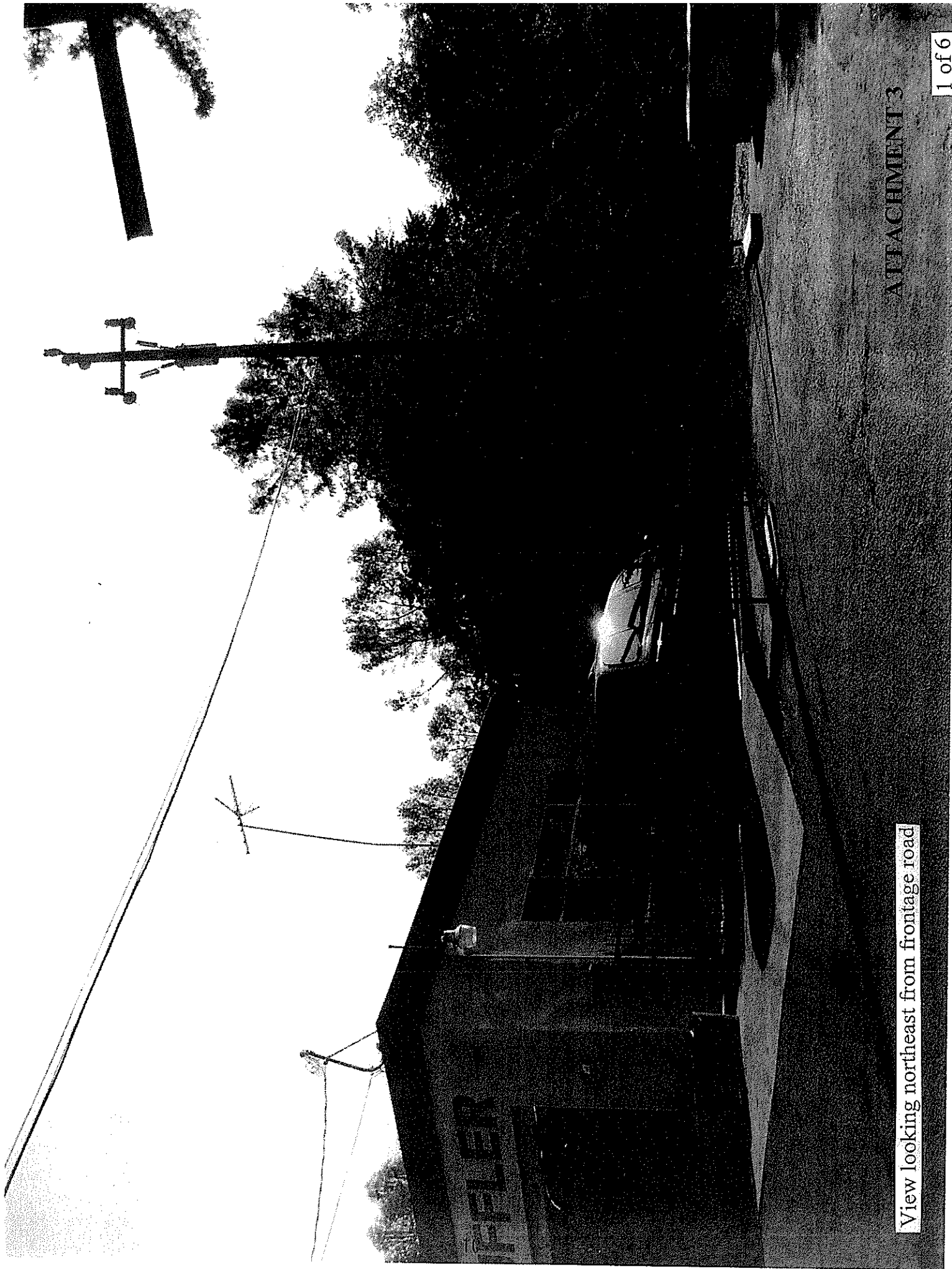
475-A 471

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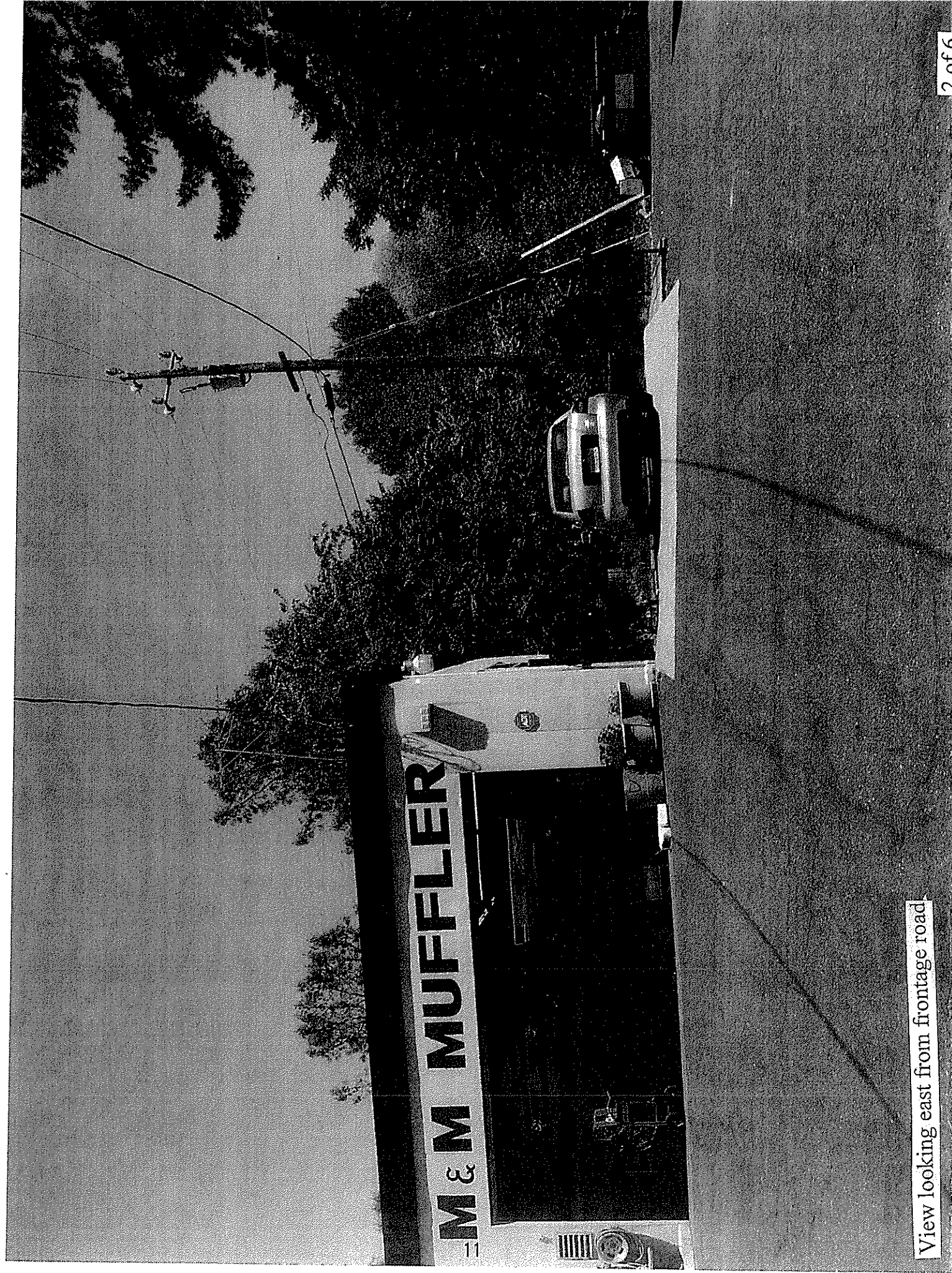
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## ATTACHMENT 2

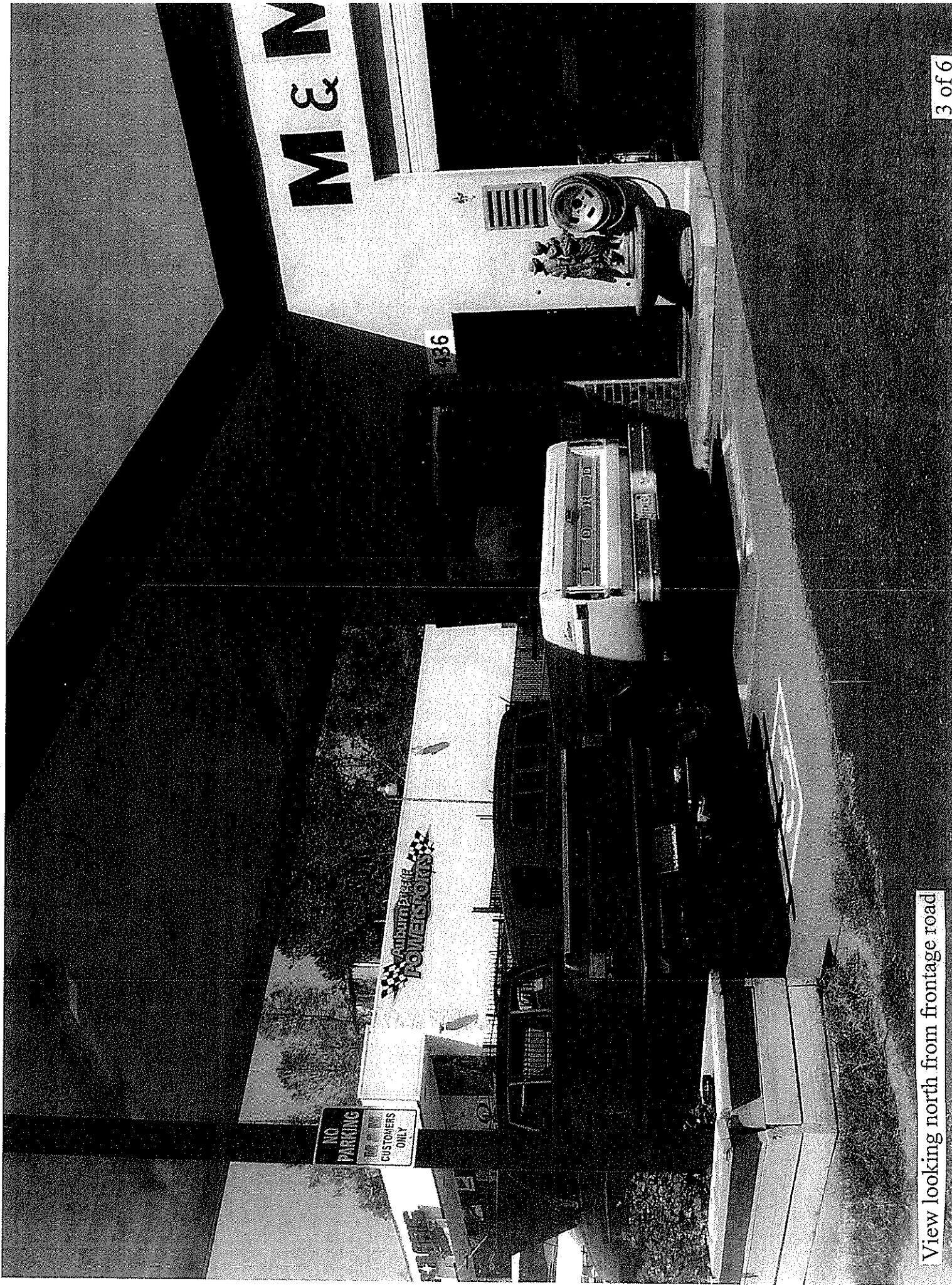


View looking northeast from frontage road





View looking east from frontage road

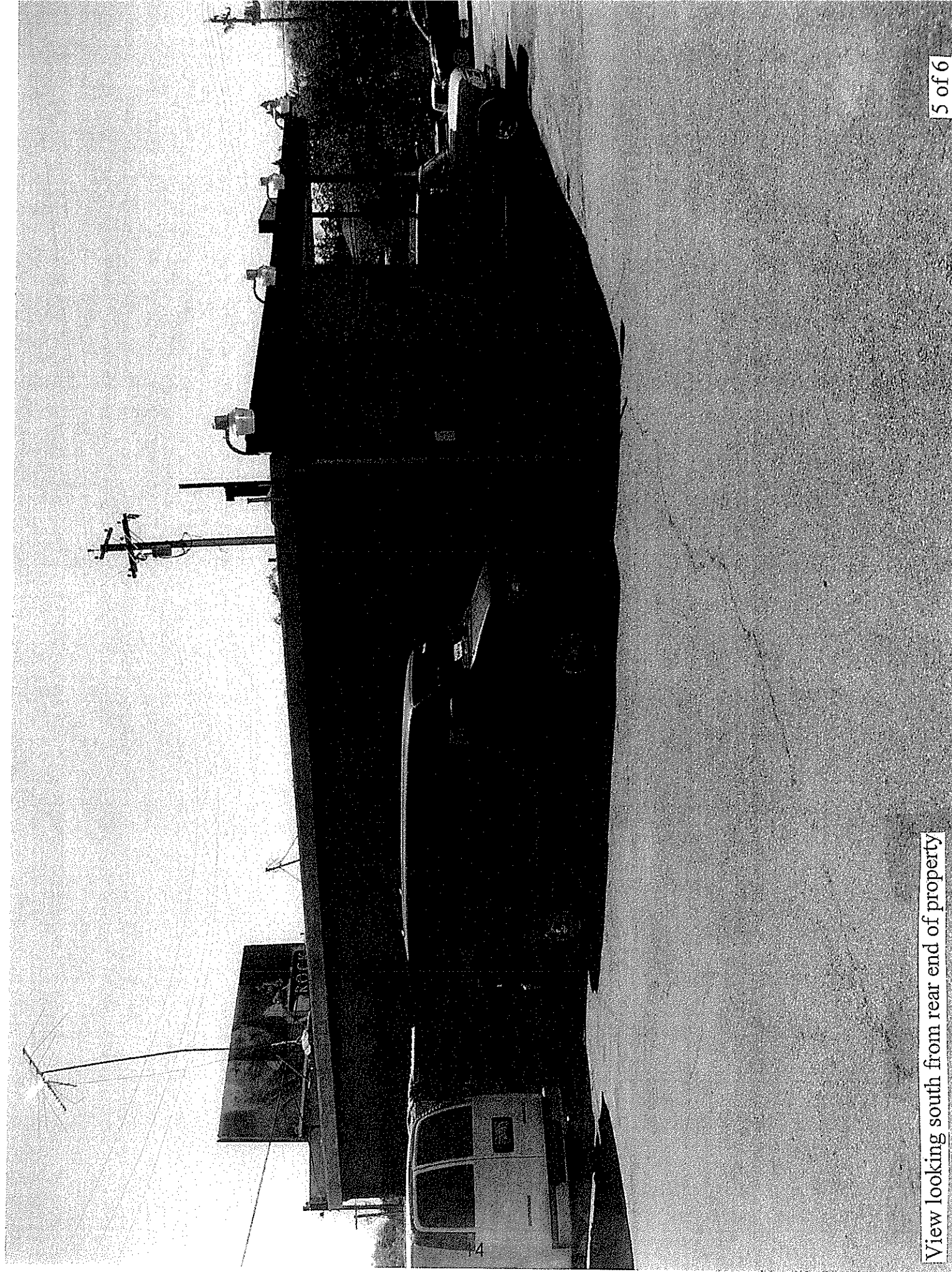


View looking north from frontage road



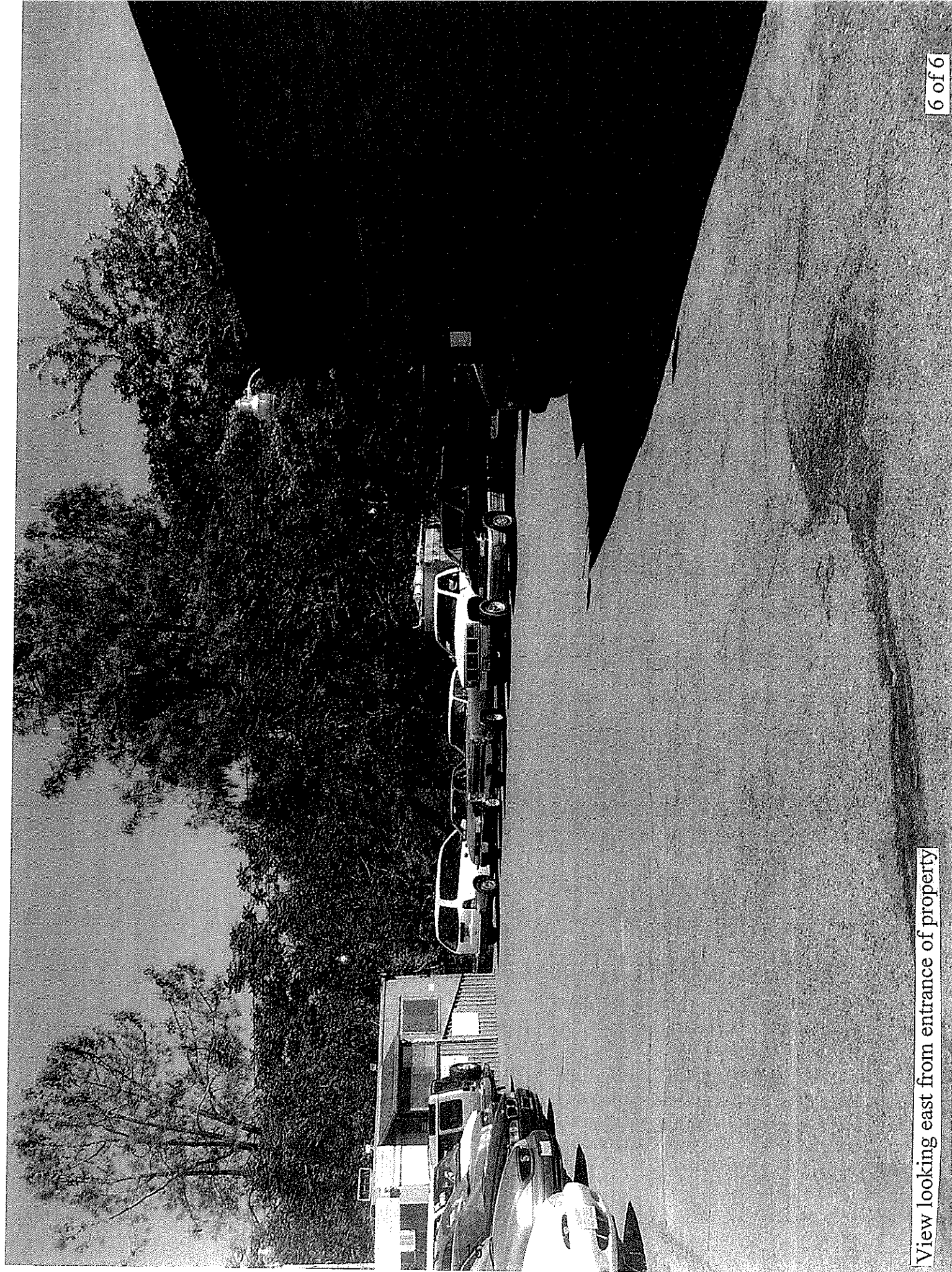


View looking southeast from north end of property



View looking south from rear end of property





View looking east from entrance of property



Photo-simulation looking southeast from Highway 49



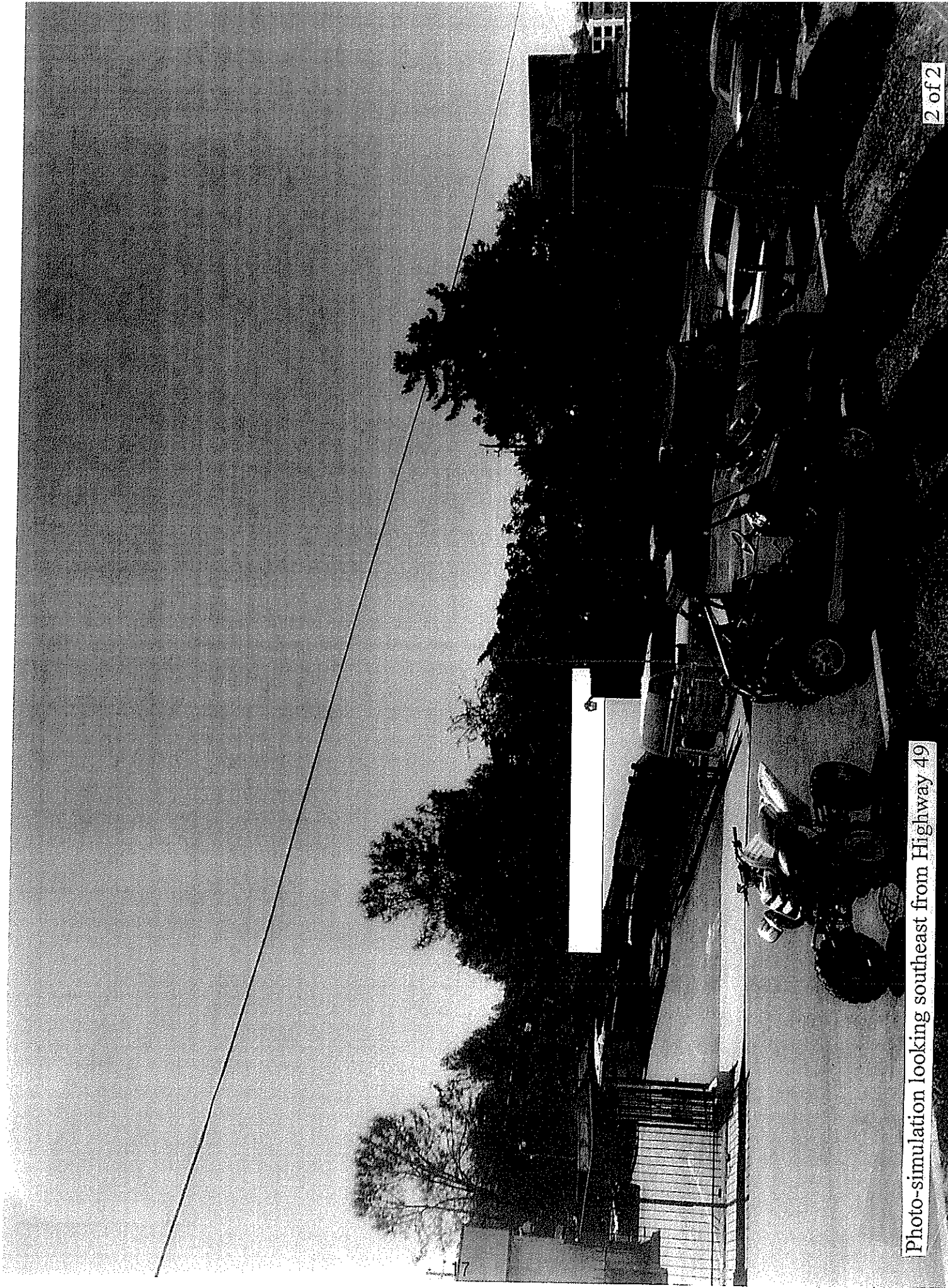
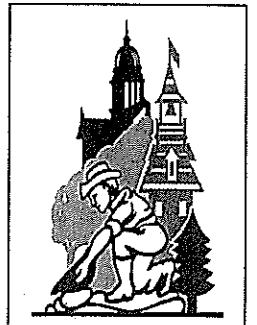


Photo-simulation looking southeast from Highway 49

# EXHIBITS



**PLANNING COMMISSION RESOLUTION NO. 13-13**  
**M&M MUFFLER DESIGN REVIEW PERMIT**  
**(FILE# DRP 13-13)**

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**Section 1.** The City of Auburn Planning Commission held a public hearing at its regular meeting of August 6, 2013 to consider the St. Joseph's Design Review Permit located at 436 Grass Valley Highway – **Files # DRP 13-13**. The Design Review request is for a proposed ±1,200 accessory storage building.

**Section 2.** The City of Auburn Planning Commission has considered all of the evidence submitted into the administrative record which includes, but is not limited to:

1. Agenda report prepared by the Community Development Department for the August 6, 2013 Planning Commission Meeting.
2. Project plans, photo illustrations, material and color sample board, and supporting documents submitted by the applicant.
3. Staff presentation at the public hearing held on August 6, 2013 including the determination that a Categorical Exemption is the appropriate environmental review in accordance with the California Environmental Quality Act (CEQA).
4. Public comments, both written and oral, received and/or submitted at or prior to the public hearing, supporting and/or opposing the applicant's request.
5. All related documents received and/or submitted at or prior to the public hearing.
6. The City of Auburn General Plan, Zoning Ordinance, and all other applicable regulations and codes.

**Section 3.** In view of all of the evidence and based on the foregoing findings, the City of Auburn Planning Commission finds the following:

The findings of fact for the M&M Muffler accessory building environmental review are as follows:

1. The Planning Commission, on the basis of the whole record before it (including the Environmental Determination and any comments received), finds that there is no substantial evidence that the project will have a significant effect on the environment and had determined that a Categorical Exemption is the appropriate level of environmental review in accordance with CEQA and the CEQA Guidelines. The Categorical Exemption reflects the lead agency's independent judgment and analysis.
2. All documents and materials relating to the proceedings for the M&M Muffler project are maintained in the City of Auburn Community Development Department; 1225 Lincoln Way, Room 3; Auburn, CA 95603.

**Section 4.** In view of all of the evidence and based on the foregoing findings and conclusions, the City of Auburn Planning Commission hereby recommends adoption of the Categorical Exemption prepared for the Design Review Permit subject to the conditions of approval contained herein.

**Section 5.** In view of all of the evidence and based on the foregoing findings and conclusions, the City of Auburn Planning Commission hereby recommends approval of the M&M Muffler Design Review Permit subject to the following conditions:

**A. DESIGN CONDITIONS:**

1. This project is approved as shown in **Exhibits B - D** on file in the Community Development Department. Minor modifications may be approved subject to review and approval by the Community Development Director.
2. The approval date for this project is **August 6, 2013**. This project is approved for a period of two (2) years and shall expire on **August 6, 2015** unless the project has been effectuated or the applicant requests a time extension that is approved by the Auburn Planning Commission.
3. The City has determined that City, its employees, agents and officials should, to the fullest extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, expense, attorneys fees, litigation expenses, court costs or any other costs arising out of or in any way related to the issuance of these approvals, or the activities conducted pursuant to this [permit]. Accordingly, to the fullest extent permitted by law, the applicant shall defend, indemnify and hold harmless City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorneys fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of these approvals, or the activities conducted pursuant to these approvals, the applicant shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

**B. BUILDING DEPARTMENT:**

1. Prior to construction, the applicant shall obtain the requisite Building Permit from the City of Auburn, Building Division.

**C. PUBLIC WORKS DEPARTMENT CONDITIONS:**

1. All improvements shall be designed and constructed to current City of Auburn Standards.

2. An erosion and sediment control plan shall accompany the building plans and shall include, but not be limited to, the following:
  - a. Grading and related soil disturbance activities, including vegetative clearance, that will occur between May 1 through October 15 of each year.
  - b. All disturbed soil surfaces, including graded areas, cuts and fills, shall be stabilized and re-vegetated before October 15 of each year.
  - c. Sediment traps and catchment basins shall be installed prior to October 15 of each year.
  - d. Drainage and storm water runoff control systems and their components shall be designed to fit the hydraulic conditions of the full development and have full flow capacity plus an adequate factor of safety.
  - e. Drainage and storm water runoff control systems and their components shall be designed and constructed to minimize erosion.
  - f. Straw bale dikes or filter fabric barriers shall be located downslope of all disturbed areas. These barriers shall be constructed prior to any site grading and shall remain in place and be maintained until the project landscaping or other improvements are established.
  - g. Topsoil may be stockpiled on site and reused for landscaped areas. Stockpiles shall be stabilized during the rainy season (October 15 to May 1) in accordance with the aforementioned criteria.
3. If artifacts, exotic rock or unusual amounts of shell or bone are uncovered during the construction of any improvements, work shall stop in that area immediately and a qualified cultural resource specialist shall be contracted to evaluate the deposit. If bone is found that may be human, state law requires the same actions plus notifying the County Coroner and the Native American Heritage Commission, Sacramento.
4. All construction activities shall be limited to the hours as allowed by Title IX, Chapter 93 of the Auburn Municipal Code as follows:
  - a. The performance of any construction, alteration or repair activities which require the issuance of any building, grading, or other permit shall occur only during the following hours:
    - i. Monday through Friday: 7:00 a.m. to 6:00 p.m. for the period of June 1 through September 30 of each year, the permissible hours for masonry and roofing work shall be from 6:00 a.m. to 6:00 p.m.;
    - ii. Saturdays: 9:00 a.m. to 5:00 p.m.;
  - b. Sundays and observed holidays: 10:00 a.m. to 6:00 p.m.
    - i. Any noise from the above activities, including from any equipment, shall not produce noise levels in excess of the following:
    - ii. Saturdays: 80 dba when measured at a distance of twenty-five (25') feet;
    - iii. Sundays and observed holidays: 70 dba when measured at a distance of twenty-five (25') feet.

- c. The Building Official may grant a permit for building activities during other time periods for emergency work or extreme hardship. "Emergency work" shall mean work made necessary to restore property to a safe condition following a public calamity or work required to protect persons or property from an imminent exposure to danger. Any permit issued by the Building Official shall be of specified limited duration and shall be subject to any conditions necessary to limit or minimize the effect of any noise.
6. Prior to the issuance of a building permit, the applicant shall show the easement for the overhead power and telephone on the plans and shall provide authorization from the respective utility provider(s) to the satisfaction of the Public Works Department.
7. The applicant, at his sole expense, shall repair existing public and private facilities damaged during the course of construction to the satisfaction of the Public Works Department.
8. The applicant shall require construction contractors and subcontractors to reduce construction waste by source separating construction materials onsite for recycling or require that all construction debris be delivered to the Placer County Western Regional Materials Recovery Facility where recyclable material will be removed.
9. The design of the foundation shall be as recommended by a Geo-technical Engineer of record. Construction of the foundation shall be under the supervision of the Geo-technical Engineer. Verification shall be provided to the satisfaction of the Public Works Department.

#### **C. FIRE DEPARTMENT CONDITIONS**

##### **Plan Submittal and Permit**

1. Plans shall be submitted to the fire department for approval prior to any work on the project.
2. All applicable fire department fees and permits are to be paid in full as a condition of approval.

##### **Access to Structures**

3. Access roadways shall extend to within 150 feet of all portions of the exterior walls of the first story of the structure.
4. Fire access roads shall be designed to provide an all weather driving surface. The access road shall be constructed to the following requirements subject to the approval of the Public Works Department:
  - a. Grades shall not exceed 15% except upon review and approval by the Fire and Public Works Departments.

- b. Fire access roads shall be a minimum of 20 feet with no parking. Commercial and multi residential buildings 30 feet or greater in height require a minimum 26 feet access with no parking for aerial apparatus operation. Signage shall be provided as applicable which may include posted signs and or red curbing.
- c. At least 15 ft. of vertical nominal clearance shall be provided over the full width of the roads, driveways, and other means of vehicular access.
- d. A fire access that exceeds 150 feet shall provide a turnaround for fire apparatus. The turnaround shall be designed and located to the satisfaction of the Fire Department and shall be in service during construction.

**Fire Alarm System:**

- 5. An occupancy exceeding 1,500 square feet and under 3,600 square feet of total floor area shall have an alarm system installed. This is to include: smoke/heat detection, audible warning device(s) and supervised by a central fire alarm station.

**Section 6.** In view of all the evidence and based on the foregoing findings and conclusions, the City of Auburn Planning Commission, upon motion by Commissioner \_\_\_\_\_ and seconded by Commissioner \_\_\_\_\_, hereby adopts the Categorical Exemption and approves the Design Review Permit for M&M Muffler subject to the conditions listed above and carried by the following vote:

**AYES:**

**NOES:**

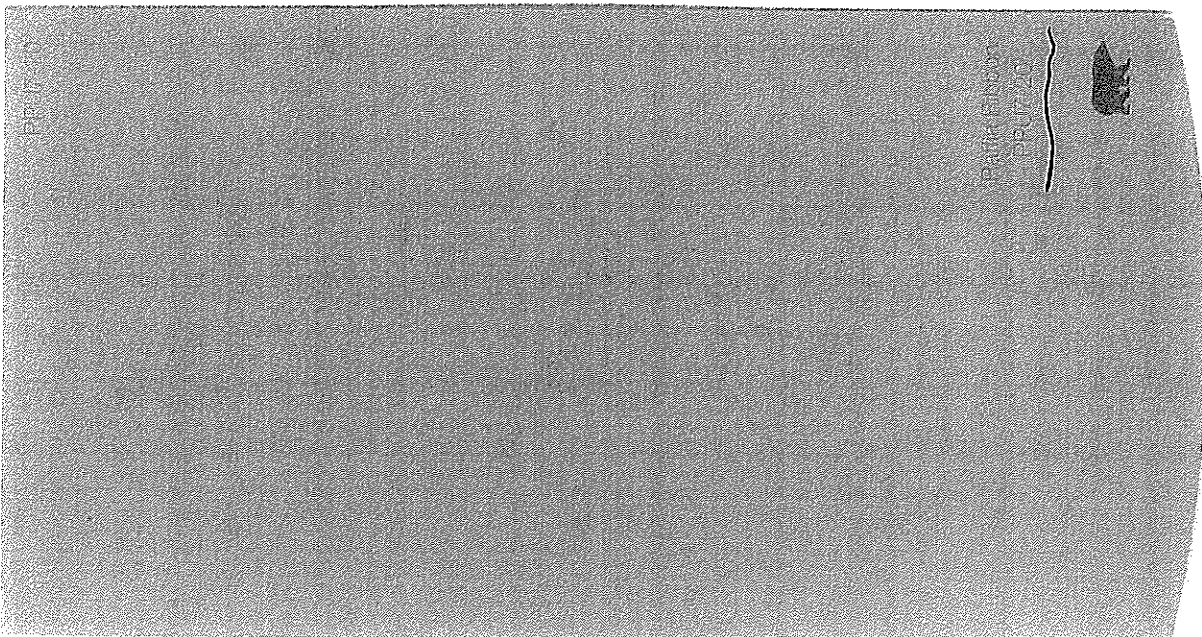
**ABSENT:**

**ABSTAIN:**

**PASSED, APPROVED AND ADOPTED** this 6<sup>th</sup> day of August 2013.

\_\_\_\_\_  
Chairman, Planning Commission  
of the City of Auburn, California

ATTEST: \_\_\_\_\_  
Community Development Department



Siding.

Roofing.

Glacial  
EXHIBIT B  
11/15/07





## CITY OF AUBURN

### Planning Commission – Staff Report

Meeting Date: August 6, 2013

Prepared by: Lance E. Lowe, AICP, Associate Planner

ITEM NO.  
IV-B

**ITEM IV-B:** AN ORDINANCE REPEALING SECTION 158.236 AND ADDING NEW SECTIONS OF THE AUBURN MUNICIPAL CODE FOR STREET NAMING – ADMIN FILE – 303.1 (c).

**REQUEST:** Planning Commission Recommendation to the City Council on an Ordinance Repealing Section 158.236 and adding new sections of the Auburn Municipal Code for Street Naming.

**RECOMMENDED MOTION (APPROVAL):**

That the Planning Commission recommend that the City Council take the following actions:

- A. Adopt Resolution No. 13-14 (**Exhibit A**) to approve a Street Naming Ordinance Repealing Section 158.236 and adding new sections of the Auburn Municipal Code, as presented, or as amended by the Planning Commission, which includes the following actions:
  1. Adoption of a Categorical Exemption, prepared for the Street Naming Ordinance as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA) and Guidelines;
  2. Adoption of Findings of Fact to approve the Street Naming Ordinance as presented in the Staff Report; and,
  3. Approval of the Street Naming Ordinance as presented in the Staff Report.

**BACKGROUND:**

On August 13, 2012, Mayor Hanley requested that the City Council consider: 1) Developing a process for naming future streets; and 2) Whether those street names should represent prominent people from Auburn's fascinating history. Upon discussion and consideration, the City Council unanimously (Motion: Hanley: Seconded: Kirby) adopted the following actions:

1. Directed the Streetscape History and Arts Advisory Committee (SHAAC) to examine Auburn's History and develop a list of 20 names for new streets that are currently not being used as per the City of Auburn Street Index;
2. Directed SHAAC to: (a) develop the list based on prominent people/places that had a very strong connection to Auburn and that made a positive contribution to Auburn; and (b) for each name/place provide a one-sentence description of why the street should be named after that particular person/place (criteria: no living person shall be nominated);

3. Directed SHAAC to provide the City Council with all 20 potential street names and their top 10 recommended street names that should be used for new street names in the Baltimore Ravine project and other future in-fill projects;
4. Directed Staff to review current city ordinances and return with any recommendations; and,
5. Directed staff to communicate with the developer and report back to City Council.

On January 28, 2013, the City Council directed staff to undertake an Ordinance Amendment of Chapter 158 entitled Subdivisions (**Attachment 1 – January 28, 2013 City Council Staff Report with Attachments and Exhibits**). Specifically, with respect to Street Naming, there are two sections contained in the Auburn Municipal Code (Sections 158.236 and 158.237) as follows:

**§158.236 STREET NAMES.**

Proposed street names shall not duplicate, or too closely approximate phonetically, the name of any street in the city or the adjacent area. When streets are continuations of existing streets, the existing names shall be used. Names shall be coordinated with the United States Post Office (1973 Code, §9-3.1665)(Ord. 770, eff. 3-24-1982).

**§158.237 STREET NAME SIGNS.**

The sub-divider shall erect a street name sign at each intersection. The location of the signs shall be as designated by the City Engineer (1973 Code, §9-3.1665)(Ord. 770, eff. 3-24-1982).

Other than the two code sections noted above, the Auburn Municipal Code is silent on road naming processes and standards.

**PROJECT DESCRIPTION/ANALYSIS:**

As directed by the City Council, staff reviewed the current city ordinances and has prepared an ordinance amendment for Planning Commission consideration thereby repealing section 158.236 and adding new sections of the Auburn Municipal Code relating to street naming.

The Street Naming Ordinance (**Attachment 1 of Exhibit A**)(§158.236 *et. seq.*) repeals section 158.236 and adds new provisions to the Auburn Municipal Code thereby codifying regulations for Street Naming.

As drafted, the proposed ordinance amends the City of Auburn Municipal Code by adding the following section headings: 1) Purpose; 2) Applicability; 3) Street Name Index; 4) Approved Street Names List; 5) Street Names Required; 6) Street Names; 7) Street Name Conformance; 8) Right of City to Rename; and, 9) Street Name Signs, as further described below:

**1. Section 158.236 Purpose:**

The Purpose Section provides the basis and rationale for adopting the Street Naming Ordinance. Specifically, considering the lack of specific codified regulation currently, the proposed ordinance aims to provide the minimum standards for Street Naming in the City of Auburn.

**2. Section 158.236 (A) Applicability.**

Street Names shall be required for:

- (1) All streets, public and private, located within the Auburn City limits; and,
- (2) All streets shown on parcel maps and subdivision maps, approved for filing with the County Recorder's Office within the Auburn City limits.

**3. Section 158.236 (B): Street Name Index.**

The Public Works Department currently maintains a list of street names within the city. Proposed street names will be checked against the existing list to ensure that no duplicates or phonetically close street names are added to the list selected by the Streetscape History and Arts Advisory Committee.

**4. Section 158.236 (C): Approved Street Name List.**

As directed by the City Council, the Streetscape History and Arts Advisory Committee (SHAAC) is in the process of developing a list of 20 names for new streets that are currently not being used as per the City of Auburn Street Index.

The SHAAC recommended list of 20 names and approved by the City Council will constitute the initial adopted City of Auburn Street Name list maintained by the Public Works Department.

Applicants requiring a street name may select the street names from the list concurrently with approval of the Final Map for their project or prior to the issuance of the first building permit, if a map is not applicable, as described below.

**5. Section 158.236 (D) Street Names Required.**

There are essentially two scenarios where new street names would be required: 1) For any new subdivision created by a Parcel or Subdivision Map; or, 2) For antiquated subdivisions where a map is not required. Accordingly, street names shall be required for:

- (1) *New Streets.* Any new street shown on a parcel map or subdivision map shall be officially named concurrently with the approval of the Final Map.
- (2) *Existing Streets.* Prior to the issuance of the first building permit, if a map is not applicable, proposed street names for existing unnamed streets shall be taken from the approved list, except as provided below.

**6. Section 158.236 (E) Street Names.**

Applicants may request alternative street names, not on the approved street name list, subject to City Council approval as follows:

(1) *Existing Streets.* For existing unnamed street names, an application shall be filed with the Public Works Department, with applicable fees as adopted by resolution by the City Council, requesting alternate street names with justification for said request. The City Council shall consider the request and may approve, conditionally approve or deny the alternative street name application.

Staff anticipates that the estimated actual costs to process an application are \$200.00. Staff recommends that application fees be a \$200.00 deposit towards actual costs of processing the application.

(2) *New Streets.* Alternate street names shown on a parcel map or subdivision map may be considered by the City Council concurrently with approval of the Final Map.

Existing Fees for Parcel Maps and Subdivision Maps are \$368.00 + \$26.00 per parcel and \$1,050 + 21.00 per parcel respectively. Considering that alternative street names will be an additional task to be requested, staff also recommends that application fees be a \$200.00 deposit towards actual costs of processing the application. Staff anticipates that the estimated actual costs to process an application are \$200.00.

Section 158.236 (c) contains verbatim text from the existing Section 158.236. The section text will remain the same as noted below; however, the nomenclature is proposed to be changed.

Proposed street names shall not duplicate, or too closely approximate phonetically, the name of any street in the city or adjacent area. When streets are continuations of existing streets, the existing names shall be used. Names shall be coordinated with the United States Post Office.

**7. Section 158.236 (F) Street Name Conformance.**

With the exception of existing streets, all streets shall be known by the same name for the entire length of the street.

**8. Section 158.236 (G) Right of City to Rename.**

The City Council shall have the right to name or rename all city streets and private access or easements within the city.

**9. Section 158.237 Street Name Signs.**

Section 158.237 is amended to require not only the subdivider, but an applicant to install street name signs at each intersection, under the direction of the City Engineer.

***ENVIRONMENTAL DETERMINATION:***

The Auburn Community Development Department reviewed this project for compliance with the California Environmental Quality Act (CEQA) and found it to be Statutorily Exempt in accordance with the provisions of CEQA per Section 15061 (b)(3) of the CEQA Guidelines.

**ATTACHMENT:**

1. January 28, 2013 City Council Staff Report with the following Attachments & Exhibits:

**Attachments:**

1. Mayor Hanley's City Council Staff Report dated August 13, 2012
2. City Council Minutes dated August 13, 2012
3. Sections 158.236 and 158.237 of the Auburn Municipal Code
4. City of Auburn General Plan Existing Street System Functional Classification
5. Baltimore Ravine Specific Plan Land Use Map
6. Street Naming Process Survey

**Exhibit:**

- A. Resolution No. 13-11 City Council Resolution Initiating An Ordinance Amendment of Chapter 158 to Establish Standards For Street Names in the City of Auburn.

**EXHIBIT:**

- Exhibit A –** Planning Commission Resolution No. 13-14 with Attached Street Naming Ordinance.



# ATTACHMENTS



## Report to the Auburn City Council

### ATTACHMENT 1

Action Item	9
Agenda Item No.	
City Manager's Approval	

**To:** Mayor and City Council Members  
**From:** Lance E. Lowe, AICP, Associate Planner  
**Date:** January 28, 2013  
**Subject:** Street Naming Process for Auburn: Initiation of Ordinance Amendment of Chapter 158 of the Auburn Municipal Code to Establish a Process and Standards for Street Naming

### The Issue

Should the City Council Initiate an Ordinance Amendment to Establish a Process and Standards for Street Naming?

### Conclusions and Recommendations

Staff recommends that the City Council take the following actions:

By Resolution (**Exhibit A**) direct staff to initiate an ordinance amendment of Chapter 158 to establish a process and standards for street naming, as discussed herein.

### Background

On August 13, 2012, Mayor Hanley requested that the City Council consider: 1) Developing a process for naming future streets; and, 2) Whether those street names should represent prominent people from Auburn's fascinating history (**Attachment 1 – August 13, 2012 City Council Staff Report**). Upon discussion and consideration, the City Council unanimously (Motion: Hanley; Seconded: Kirby) adopted the following actions (**Attachment 2 – August 13, 2012 City Council Excerpt Minutes**):

1. Directed the Streetscape History and Arts Advisory Committee (SHAAC) to examine Auburn's History and develop a list of 20 names for new streets that are currently not being used as per the City of Auburn Street Index;
2. Directed SHAAC to: (a) develop the list based on prominent people/places that had a very strong connection to Auburn and that made a positive contribution to Auburn; and (b) for each name/place provide a one-sentence description of why the street should be named after that particular person/place (criteria: no living person shall be nominated);

3. Directed SHAAC to provide the City Council with all 20 potential street names and their top 10 recommended street names that should be used for new street names in the Baltimore Ravine project and other future in-fill projects;
4. Directed staff to review current city ordinances and return with any recommendations; and,
5. Directed staff to communicate with the developer and report back to City Council.

#### Project Description

As directed by the City Council, staff has reviewed the city ordinances and communicated with the Baltimore Ravine Specific Plan developer. Below, staff has prepared a brief road naming description and process for City Council consideration. Also directed by the City Council above in items 1 – 3, SHAAC has conducted preliminary research and will present those findings in a separate City Council report. A brief discussion and analysis of items 4 and 5 above is outlined below for City Council consideration:

#### 4. Directed staff to review current city ordinances and return with any recommendations:

The Community Development Department staff has reviewed the current city ordinances and recommends that the City Council initiate an ordinance amendment of Chapter 158 entitled Subdivisions. Specifically, with respect to street naming, there are two Sections contained in the Auburn Municipal Code (*Sections 158.236 and 158.237*) that relate to street naming (**Attachment 3 – Sections 158.236 & 158.237 of the Auburn Municipal Code**):

##### **§158.236 STREET NAMES.**

Proposed street names shall not duplicate, nor too closely approximate phonetically, the name of any street in the city or the adjacent area. When streets are continuations of existing streets, the existing names shall be used. Names shall be coordinated with the United States Post Office (*1973 Code, §9-3.1665*) (*Ord. 770, eff. 3-24-1982*).

##### **§158.237 STREET NAME SIGNS.**

The sub-divider shall erect a street name sign at each intersection. The location of the signs shall be as designated by the City Engineer (*1973 Code, §9-3.1665*) (*Ord. 770, eff. 3-24-1982*).

Other than the two sections cited above, the Auburn Municipal Code is silent on road naming processes and standards. Consequently, staff recommends that the City Council initiate an ordinance amendment to augment Sections 158.236 and 158.237 thereby establishing a process and standards by which street names are assigned. Upon direction by the City Council to commence preparation of a street naming ordinance, staff will prepare a street naming ordinance with the following considerations:



**A. *Street names may apply to all streets, including arterials, collectors and local streets within the city or may apply to only to arterials and/or collectors:***

A hierarchy of streets is proposed for the Baltimore Ravine Specific Plan and exists within the City of Auburn. The street hierarchy includes *Arterials*, *Collectors*, and *Local Streets* as further described below and illustrated in **Attachment 4 - City of Auburn General Plan Existing Street System Functional Classification**:

- *Arterials* – Major streets providing through service to industrial and commercial areas and between cities (Nevada Street, Auburn Folsom Road, etc.);
- *Collectors* – Streets that collect traffic from local streets within residential areas (Auburn Ravine Road, Dairy Road, Sacramento, etc.);
- *Locals* – Streets whose primary purpose is to provide access to individual properties (Robie Dr, Riverview Drive, Sunrise Ridge Circle, Incline, etc.).

With respect to the Baltimore Ravine Specific Plan, approximately seven (7) collector streets (Streets A through D, Herdal-Werner Connector, etc) are planned to be constructed to serve the Specific Plan area. The collector streets will serve a number of local residential streets when each of the residential neighborhoods are constructed. In addition to the approximately seven (7) collector streets, it is anticipated that twenty (20) to forty (40) local streets would be constructed to serve each of the residential neighborhoods (**Attachment 5 – Baltimore Ravine Specific Plan Land Use Map**). Accordingly, the street naming ordinance applies only to arterials and collectors, than a list of twenty (20) names should suffice for future street naming. However, if the street naming ordinance applies to all streets (i.e. arterials, collectors and local streets) then the list would have to be expanded to accommodate all future streets; albeit the additional names would not be required for several years.

**B. *Staff proposes to make the street naming ordinance mandatory to all projects with an option for applicants to propose alternatives.***

Staff anticipates that an applicant will generally have little objection to the City's mandatory street name list from which to choose from. However, if an applicant wishes to propose alternatives, staff recommends that the ordinance contain provisions that require City Council approval to deviate from the City's road naming list.

**5. *Directed staff to communicate with the developer and report back to City Council:***

The Community Development Department staff consulted with Stephen L. Des Jardins, the Baltimore Ravine Specific Plan Developer, regarding the City's contemplated mandatory street naming ordinance. Considering that the Baltimore Specific Plan Project is still in the design phase and Mr. Des Jardins has yet to begin marketing the project, Mr. Des Jardins has indicated that he no objection and/or comment at this time.

**Analysis**

In review of the City's ordinances and regulations, staff recommends that an ordinance amendment be initiated to codify regulations for street naming. Specifically, amendment of Chapter 158 (known and cited as the Subdivision Regulations of the City of Auburn) should be completed to augment Sections 158.236 and 158.237 of the Auburn Municipal Code thereby establishing a process and standards for street naming. Note that although, the Sections are known and cited as the Subdivision Regulation of the City of Auburn, additional provisions will be provided for street naming where a division of property does not occur (i.e. apartments, condominiums, etc.).

The Community Development Department anticipates that the street naming ordinance amendment will take approximately 3-4 months to complete and will entail at least one public hearing at both the Planning Commission (advisory body) and City Council.

The Community Development Department also conducted a brief survey of other jurisdictions' road naming procedures. The conclusions of that survey are attached herewith as **Attachment 6 – (Street Naming Protocol Survey)**.

**Alternatives Available to Council; Implications of Alternatives**

1. Initiate ordinance amendment. Staff will proceed with ordinance amendment of Chapter 158 to establish standards for street naming; or,
2. Provide further direction to staff.

**Fiscal Impact**

The staff costs incurred by the Community Development Department in the preparation of the draft Road Naming ordinance, in consultation with the City Attorney, have been budgeted.

**Additional Information**

Please see the following attachments for more details:

**ATTACHMENTS –**

1. Mayor Hanley's City Council Staff Report dated August 13, 2012
2. City Council Minutes dated August 13, 2012
3. Sections 158.236 and 158.237 of the Auburn Municipal Code
4. City of Auburn General Plan Existing Street System Functional Classification
5. Baltimore Ravine Specific Plan Land Use Map
6. Street Naming Process Survey

**EXHIBIT –**

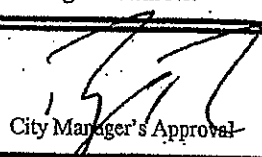
- A. Resolution No. 13-\_\_\_\_ A Resolution Initiating An Ordinance Amendment of Chapter 158 to Establish Standards for Street Names in the City of Auburn

# ATTACHMENTS





## *Report to the Auburn City Council*

Action Item
<b>ATTACHMENT 1</b>
Agenda Item No. 10
 City Manager's Approval

To: Vice Mayor and Councilmembers  
From: Mayor Kevin Hanley  
Date: August 13, 2012  
Subject: Street Naming Process for Auburn

### **The Issue**

Should the City of Auburn develop a process for naming future streets and should those street names represent prominent people from Auburn's fascinating history?

### **Conclusion and Recommendation**

1. Direct the Streetscape History and Arts Advisory Committee (SHAAC) to examine Auburn's history and develop a list of 20 one-word names for new streets that are currently not being used as per the City of Auburn Street Index.
2. Direct SHAAC to: (a) develop the list of one-word names based on prominent people who had a very strong connection to Auburn and who made a positive contribution to Auburn; and (b) for each one word name provide a one-sentence description of why the street should be named after that particular person.
3. Direct SHAAC to provide the City Council with all 20 potential street names and their top 10 recommended street names that should be used for new street names in the Baltimore Ravine project and other future in-fill projects.
4. Direct the Mayor to ask the Auburn Journal if they would want to conduct a reader election to determine, based on SHAAC's list of 20 street names, the top 10 names for future streets in Auburn.
5. Direct staff to review current city ordinances and return with any recommendations.

### **Background**

Current City of Auburn practice, like most cities, is to allow the developer to name new streets as the development is completed. But if the out-of-town developer is not familiar with Auburn's rich history, this policy can result in boring and generic names like "Birch

Avenue" or faddish names, say representing a Tuscan theme, that has nothing to do with Auburn's fascinating history.

I don't want this to happen when Baltimore Ravine is developed and new streets are named. When Baltimore Ravine is developed there will be 6 to 8 new streets that will need a name. I believe that the city and Auburn residents should select the names of all future streets in Auburn. The City Council should set up a process of providing at least 10 available names for all new streets in the Baltimore Ravine project and other in-fill projects. I believe that the name of each new street should be after a prominent person with a strong connection to Auburn and who made a positive contribution to our town.

In the past, in some of our older neighborhoods, Auburn has recognized people who made significant contributions to our history by honoring them with a street name. For instance, we have streets with the following names: Birdsall, Blocker, Chamberlain, Robie, Poet Smith, Mikkelson, and Walsh. The City Council recently approved the naming of a street after WWII fighter ace, Bud Anderson.

But there are quite a few prominent people in Auburn's history who do not have streets named after them. For instance, a new street could be named after Claude Chana, who discovered gold in the Auburn Ravine in May 1848, Jean Baptiste Charbonneau, Auburn's connection to the famous Lewis and Clark Expedition, or Stacy Draglia, the Olympic Gold Medalist in the pole vault in 2000. In developing potential names for tiles in Central Square, the Streetscape History and Arts Advisory Committee (SHAAC) has already developed lists of names of prominent residents of Auburn that could be used for street naming purposes.

I propose the following process. First, the City Council should direct the SHAAC to examine Auburn's history and develop a list of 20 one-word names for streets that are currently not being used as per the City of Auburn Street Index. Second, SHAAC should propose to the City Council the top 10 names that should be used for street names in the Baltimore Ravine project and other in-fill projects. Each one-word name of the street should be accompanied by a one-sentence description of why the street should be named after that particular person. *Attachment A* includes my list of 10 potential street names for SHAAC's consideration.

The City Council should consider involving Auburn area residents to participate in the street naming process. The second part of this process would be to ask the Auburn Journal if they want to involve their readers in selecting the top 10 street names. The City

Council could submit the top 20 street names create by the SHAAC to the Auburn Journal for them to publish a paper and/or web-based ballot. The ballot would have the one-word name of the street and the one-sentence explanation of why that person deserves to have a new street named after him or her. Like the "Best of the Best" contest, the Auburn Journal could run this election and let the city know the results of the top 10 names. The city could honor the election results of how many votes each of the 20 proposed street names received. This "election" could generate an interesting discussion about Auburn's history. If the Auburn Journal does not want to participate, the City Council could decide the top 10 future street names after receiving input from SHAAC and the public.

*Alternatives Available to Council; Implications of Alternatives*

Allow the developer of the Baltimore Ravine project designate all the street names.

*Fiscal Impact*

Absorbable costs by SHAAC.

*Attachment A – Mayor Hanley's 10 Potential Street Names.*

## **Name a Street Ballot**

(Listed in alphabetical order)

<u>Street Name</u>	<u>Justification for the Street Name</u>
Beecher	Auburn resident Mark Beecher, also known as "Klondike Ike," established the Auburn Community Foundation and the "Beecher Room" at the Auburn Library in 1973.
Chana	Claude Chana was a French immigrant who discovered gold in the Auburn Ravine on May 16, 1848.
Charbonneau	Jean Baptiste Charbonneau, son of Sacajawea and Toussaint Charbonneau was the youngest member of the Lewis Clark Expedition; the only infant depicted on an American coin and worked in Auburn (1848-1866).
Crutcher	William Crutcher was the Deputy Sheriff in the famous shootout that ended the infamous career of Rattlesnake Dick.
Draglia	Stacy Draglia, an Auburn native, became the first to win an Olympic Gold Medal in women's pole vaulting in 2000.
Eulalie	Auburn resident Mary Fay "Eulalie" Shannon was California's first woman poet.
Gordon	Selma Gordon was the first woman Mayor of Auburn and helped organized the city-county library merger.
Holladay	Samuel Holladay (1822-1914), Auburn's first judge or Alcade, takes credit for naming Auburn in August 1849 after hearing William Gwynn's recitation of the poem "Sweet Auburn."
Lardner	William Lardner was a City & District Attorney, state legislator, and he helped build the opera house, library and lumber mill.
McCann	Vernon McCann was the business manager of the Auburn Journal and vigorous supporter of the community and the inspiration for the annual "McCann Award."

**CITY COUNCIL MINUTES**

**August 13, 2012**

**REGULAR SESSION**

The Regular Session of the Auburn City Council was held in the Council Chambers, City Hall, 1225 Lincoln Way, Auburn, California on Monday, August 13, 2012 at 6:00 p.m. with Mayor Hanley presiding and City Clerk Joseph G.R. Labrie recording the minutes.

**CALL TO ORDER**

**ROLL CALL:**

**Council Members Present:** Keith Nesbitt, J. M. "Mike" Holmes, William W. Kirby, Bridget Powers, Kevin Hanley

**Council Members Absent:** None

**Staff Members Present:** City Manager Robert Richardson, City Attorney Michael Colantuono, Community Development Director Will Wong, Fire Chief Mark D'Ambrogi, Public Works Director Bernie Schroeder, Transit Analyst Megan Siren, Associate Planner Lance Lowe, Administrative Services Director Andy Heath and Police Chief John Ruffcorn.

By **MOTION** adjourn to a Closed Session under Government Code Section 54957.6

**MOTION: Nesbitt/ Powers/ unanimously approved by voice**

1. **Conference with Labor Negotiators:**  
(G.C. 54957.6)

Agency Designated Representatives: Robert Richardson, Patrick Clark

Employee Group: Auburn Police Officers Association

**REPORT OUT OF CLOSED SESSION**

No reportable action.

**PLEDGE OF ALLEGIANCE**

**AGENDA APPROVAL**

The agenda was approved as presented by consensus of the Council.



Council Member Powers asked about mid-year budget adjustments and identified projects.

Council Member Holmes asked for further information regarding Streetscape future phases, the LED Light Conversion project funding, the Sewer Collection System, and the Palm Avenue Safe Routes to School project.

City Manager Robert Richardson said he will be providing the Council more details in regards to financing before the CIP is finalized.

Mayor Hanley asked for a Brewery Lane Parking Lot status update. Council Member Holmes said after negative feedback during a public hearing, it was decided not to move forward with the proposed parking plan.

City Manager Robert Richardson also provided an update on the Brewery Lane parking lot project.

Mayor Hanley said he would like to see the Brewery Lane project on the CIP, even if unfunded. He spoke of the helpful layout of the CIP. He said the street overlay program should be looked at to confirm it has adequate funding.

Richard Sanborn, resident of Auburn, asked if Brewery Lane is listed on the street overlay project. He said he is concerned with the current condition of the road. He continued to address issues with Brewery Lane.

Bernie Schroeder addressed his question and indicated where it is located in the plan.

10. **Street Naming Process for Auburn**

Mayor Hanley introduced this item. He said currently a developer is allowed to name new city streets. He said he would like to see the history of Auburn honored through the SHAAC committee and develop a list of potential street names for future use (specifically in the Baltimore Ravine project). He said he would like this process to include the public's participation through the Auburn Journal.

Council Member conversations followed regarding whether the list of street names would be mandatory or up to the developer's discretion. Council Member Powers said she has concerns about forcing the developer to use city issued street names. Council Member Kirby said he disagrees and feels the community should have a say in the local street names.

Council Member Holmes asked for clarification on the details of the list and SHAAC's involvement. He spoke of other housing developments in Auburn and how those street names were determined.

Mayor Hanley said he would like to see SHAAC come up with 20 potential street names. He said the SHAAC has studied the history of Auburn and includes the City Historian. He said he would like the list of 20 names, in front of City Council to determine the final top ten list.

Council Member Nesbitt said he agrees that this is an appropriate task for the SHAAC committee.

Michael Otten, resident of Auburn, spoke in favor of the idea. He said the Post Office should be contacted to confirm the street names do not already exist. He suggested street names for the Baltimore Ravine area based on the history of that area. He spoke in opposition of making it a "popularity contest" through the local newspaper.

Richard Sanborn, resident of Auburn, said some existing street names are confusing. He said the names should be reviewed. He said all city thoroughfares should be named.

Mayor Hanley said a city street index should be used to confirm the street names do not already exist. He said he feels it is the consensus of the Council to not send this as a "voting" item to be published in the Auburn Journal.

Council Member Powers said she is not opposed to the concept of naming streets after great people of the community, but is concerned they are all one-word names. She said this will affect the Baltimore Ravine project and the developer should be contacted prior. She asked if other communities have done this in the past.

Council Member Kirby said this is a great idea, and work in progress. He said he supports street names that are not limited to just people, but possible historic places appropriate for that area.

Council Member Nesbitt said he supports the idea and also feels the names should not be limited to "one-word". He feels a discussion can be had with the developer to come to an agreement on street names.

Council Member Holmes said he would like to see criteria to say "no living person" would be included in the possible street name list.

By **MOTION:**

1. Direct the Streetscape History and Arts Advisory Committee (SHAAC) to examine Auburn's history and develop a list of 20 names for new streets that are currently not being used as per the City of Auburn Street Index.
2. Direct SHAAC to: (a) develop the list based on prominent people/ places that had a very strong connection to Auburn and that made a positive contribution to Auburn; and (b) for each name/place provide a one-sentence description of why the street should be named after that particular person/place (criteria: no living person shall be nominated)
3. Direct SHAAC to provide the City Council with all 20 potential street names and their top 10 recommended street names that should be used for new street names in the Baltimore Ravine project and other future in-fill projects.
4. Direct staff to review current city ordinances and return with any recommendations.
5. Direct staff to communicate with the developer and report back to City Council.

**MOTION: Hanley/ Kirby/ Approved 5:0**

## **REPORTS**

### **11. City Council Committee Reports**

Council Member Nesbitt reported on the SHAAC committee and their work on engraving tiles in Central Square and their discussion on the future for the third interpretative sign possibly holding a "walking map".

Council Member Holmes said for the past three weekends, the Placer Community Theater has presented the Nine-to-Five musical benefitting Auburn Cancer Endowment Fund. He reported on the "Walking Tour" map being put together by the City Historian. He reported the Placer County Air Pollution District budget was approved this last week and says he hopes we will be applying for more "Clean Air Grants". He reported that the Executive Director of the California Air Resources Board gave a presentation on AB 32 regarding reducing greenhouse gases.

Council Member Powers reported on the Economic Development Commission marketing campaign to bring businesses into Auburn.

City Manager Robert Richardson also spoke about the EDC Campaign. He said the first release was to 1,700 manufacturing CEO's and the

**§ 158.234 PRIVATE STREETS.**

Private streets, alleys or ways shall not be permitted unless approved by the Advisory Agency and/or the Council, and then only under conditions which guarantee the construction and continued maintenance thereof.

(1973 Code, § 9-3.1655) (Ord. 770, eff. 3-24-1982)

**§ 158.235 EFFECT OF STREET LAYOUT ON ADJOINING PROPERTY.**

The street layout shall be designed to provide for the future street design of property adjoining the subdivision.

(1973 Code, § 9-3.1660) (Ord. 770, eff. 3-24-1982)

**§ 158.236 STREET NAMES.**

Proposed street names shall not duplicate, nor too closely approximate phonetically, the name of any street in the city or the adjacent area. When streets are continuations of existing streets, the existing names shall be used. Names shall be coordinated with the United States Post Office.

(1973 Code, § 9-3.1665) (Ord. 770, eff. 3-24-1982)

**§ 158.237 STREET NAME SIGNS.**

The subdivider shall erect a street name sign at each intersection. The location of the signs shall be as designated by the City Engineer.

(1973 Code, § 9-3.1670) (Ord. 770, eff. 3-24-1982)

**§ 158.238 TRAFFIC SIGNS.**

The subdivider shall install regulatory signs as required by the City Engineer.

(1973 Code, § 9-3.1675) (Ord. 770, eff. 3-24-1982)

**§ 158.239 MAILBOXES.**

Mailboxes shall be located at such locations as required by the City Engineer and the United States Post Office.

(1973 Code, § 9-3.1680) (Ord. 770, eff. 3-24-1982)

**§ 158.240 TREES.**

Construction activities around trees shall comply with the provisions of the Tree Preservation Ordinance (Chapter 161).

(1973 Code, § 9-3.1685) (Ord. 770, eff. 3-24-1982)

**WATER SUPPLY AND FIRE PROTECTION****§ 158.250 WATER SUPPLY SYSTEM.**

The water supply system shall be constructed in accordance with the standard specifications of the Placer County Water Agency. Water mains shall be not less than 6 inches in diameter when installed as part of an approved "looped system" or a minimum of 8 inches if installed as an approved "dead end line," unless otherwise specified by the City Engineer.

(1973 Code, § 9-3.1710) (Ord. 770, eff. 3-24-1982)

**§ 158.251 FIRE HYDRANTS.**

Fire hydrants shall be installed of a type and at locations as shown on the plans as approved by the Fire Chief and the City Engineer.

(1973 Code, § 9-3.1715) (Ord. 770, eff. 3-24-1982)

**§ 158.252 WATER SERVICES.**

In any subdivision in which water mains and street improvements have been or are to be installed, the subdivider, before paving or otherwise completing the surface of the streets, shall install water service, excluding the water meter, to the back of the curb for

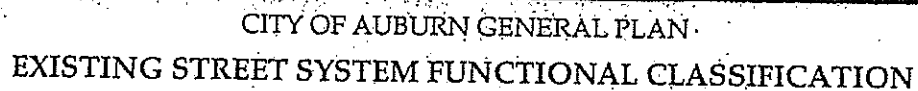
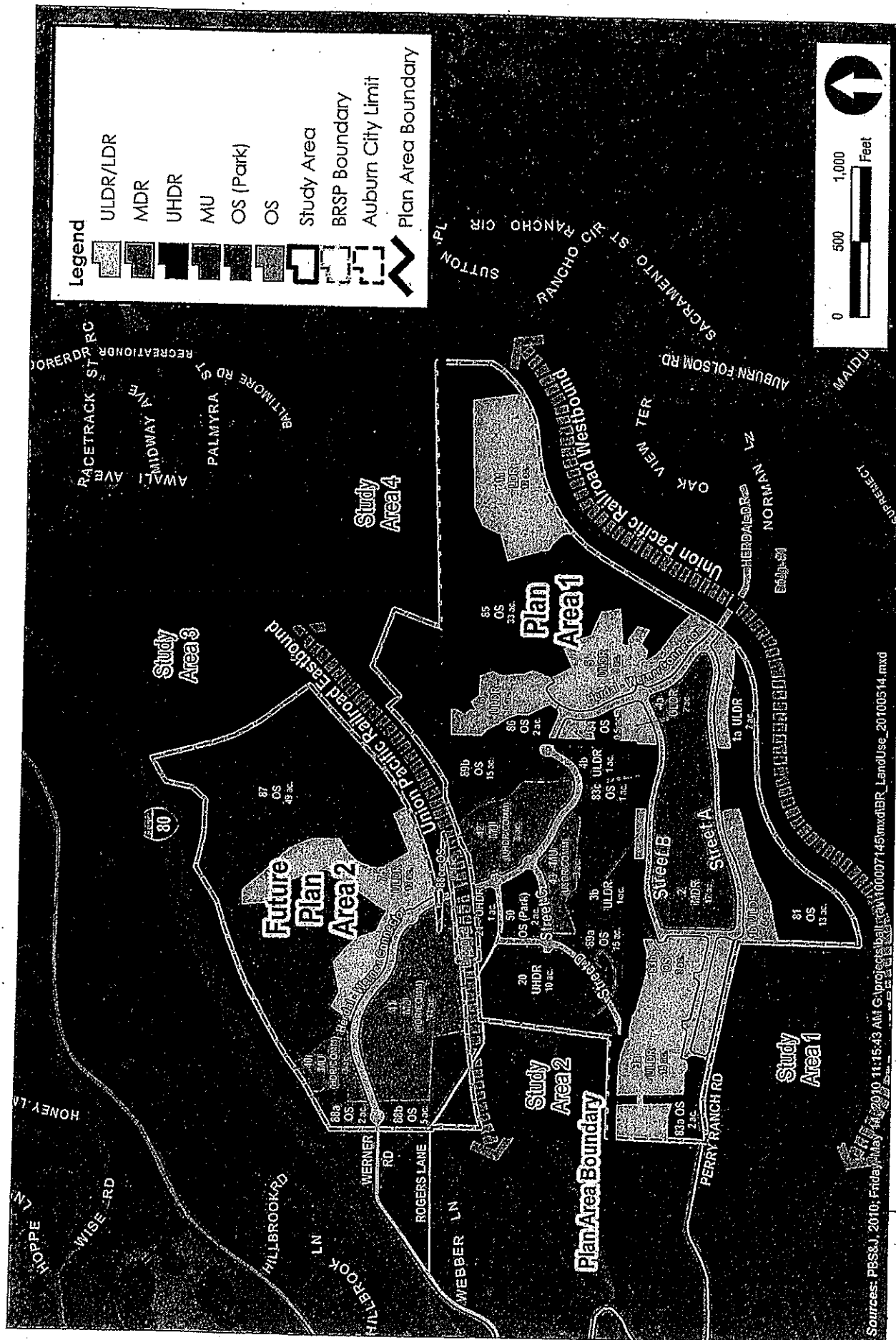


FIGURE  
V-1

Page V-7



**FIGURE 3-4**  
**Baltimore Ravine Specific Plan Land Use Plan**

# STREET NAMING PROTOCOLS

Cities	Public Road	Private Road	Changing Street Name
Auburn	Streets named with approval of subdivision map.		Council approval.
Folsom	Streets named with approval of subdivision map per naming policies maintained by CDD.		
Grass Valley	Streets named with approval of subdivision map.	Property owner petition with Council approval.	Property owner petition with Council approval.
Lincoln	Major streets and collector streets – review & recommendation by Theme and Naming Committee; approval by City Council		Review & recommendation by Theme and Naming Committee; approval by City Council
Nevada City	Streets named with approval of subdivision map.		
Rocklin	Streets named with approval of subdivision map.		
Roseville	Streets named with approval of subdivision map. Names may have relationship to one another and may be named after a historical figure.		
Truckee	Streets named with approval of subdivision map.		
Counties			
Placer	Streets named with approval of subdivision map. Historically significant names acceptable.	Naming and Re-naming - Property owner petition with approval by Public Works. Historically significant names acceptable.	Public road - Property owner petition with Planning Commission review and Board approval. Historically significant names acceptable.
Nevada	Streets named with approval of subdivision map.	Planning Department approval.	Public road – Planning Commission approval; private road – Planning Department approval.
El Dorado	Streets named with approval of subdivision map. Historically significant names acceptable.	Property owner petition with approval by Surveyor's Office.	Property owner petition with approval by Surveyor's Office.

# EXHIBITS





1 RESOLUTION NO. 13-11

2  
3 A RESOLUTION INITIATING AN ORDINANCE AMENDMENT OF CHAPTER 158 TO  
4 ESTABLISH STANDARDS FOR STREET NAMES IN THE CITY OF AUBURN  
5 -----

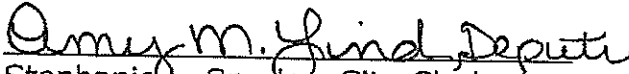
6 THE CITY COUNCIL OF THE CITY OF AUBURN DOES HEREBY RESOLVE:

7 That the City Council of the City of Auburn does hereby direct City Staff  
8 to initiate an ordinance amendment of Chapter 158 to establish standards for  
9 street names in the City of Auburn.

10  
11 DATED: January 28, 2013

12  
13   
14 Kevin Hanley, Mayor

15 ATTEST:

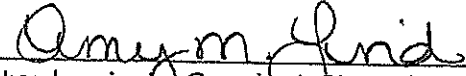
16   
17 Stephanie L. Snyder, City Clerk

18  
19 I, Stephanie L. Snyder, City Clerk of the City of Auburn, hereby certify  
20 that the foregoing resolution was duly passed at a regular meeting of the City  
21 of Auburn held on the 28<sup>th</sup> day of January 2013 by the following vote on roll  
22 call:

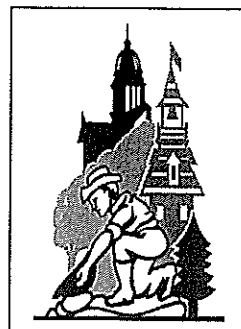
23 Ayes: Nesbitt, Holmes, Kirby, Powers, Hanley

24 Noes:

25 Absent:

26   
27 Stephanie L. Snyder, City Clerk  
28

# EXHIBITS



**PLANNING COMMISSION RESOLUTION NO. 13-14**

**A RESOLUTION OF THE CITY OF AUBURN PLANNING COMMISSION  
RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE  
REPEALING SECTION 158.236 AND ADDING NEW SECTIONS OF THE AUBURN  
MUNICIPAL CODE FOR STREET NAMING  
(ADMIN FILE# 303.1(c))**

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**Section 1.** The City of Auburn Planning Commission held a public hearing at its regular meeting of August 6, 2013 to consider a recommendation to the City Council to adopt an ordinance for Street Naming.

**Section 2.** The City of Auburn Planning Commission has considered all of the evidence submitted into the administrative record which includes, but is not limited to:

1. Agenda report prepared by the Community Development Department for the August 6, 2013, meeting.
2. The draft text amendment of various sections of the Auburn Municipal Code.
3. Staff presentation at the public hearing held on August 6, 2013.
4. Public comments, both written and oral, received and/or submitted at or prior to the public hearing.
5. All related documents received and/or submitted at or prior to the public hearing.
6. The City of Auburn General Plan, Zoning Ordinance, and all other applicable regulations and codes.

**Section 3.** In view of all of the foregoing evidence, the City of Auburn Planning Commission recommends the following:

1. The Auburn Community Development Department reviewed this project for compliance with the California Environmental Quality Act (CEQA) and found it to be Statutorily Exempt in accordance with the provisions of CEQA per Section 15061 (b)(3) of the CEQA Guidelines.
2. The adoption of the Street Naming Ordinance is consistent with the goals, objectives and policies of the City's General Plan; and,
3. The adoption of the Street Naming Ordinance is the minimum necessary to protect the health, safety and general welfare.

**Section 4.** In view of all of the evidence and based on the foregoing findings and conclusions, the City of Auburn Planning Commission hereby recommends adoption of a Statutory Exemption in accordance with Section 15061 (b)(3) of the California Environmental Quality Act (CEQA) and Guidelines.

**Section 5.** In view of all of the evidence and based on the foregoing findings and conclusions, the City of Auburn Planning Commission hereby recommends that the City

Council approval the Street Naming Ordinance, as recommended by the Planning Commission attached herewith as *Attachment 1*.

**Section 6.** In view of all the evidence and based on the foregoing findings and conclusions, the City of Auburn Planning Commission, upon motion by Commissioner \_\_\_\_\_ and seconded by Commissioner \_\_\_\_\_ hereby recommends adoption of the Categorical Exemption and recommends that the City Council adopt the Mobile Food Vending Ordinance, as recommended by the Planning Commission and carried by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

**PASSED AND RECOMMENDED** this 6<sup>th</sup> day of August, 2013.

\_\_\_\_\_  
Chairman, Planning Commission  
of the City of Auburn, California

ATTEST: \_\_\_\_\_  
Community Development Department

ORDINANCE NO. 13- \_\_\_\_\_

## AN ORDINANCE OF THE CITY OF AUBURN REPEALING SECTIONS 158.236 AND ADDING NEW SECTIONS OF THE AUBURN MUNICIPAL CODE ESTABLISHING STREET NAMING REGULATIONS

### Attachment 1

#### CHAPTER 158: STREET NAMING

158.236	Purpose
158.236 (A)	Applicability
158.236 (B)	Street Name Index
158.236 (C)	Approved Street Name List
158.236 (D)	Street Names Required
158.236 (E)	Street Names
158.236 (F)	Street Name Conformance
158.236 (G)	Right of City to Rename
158.237	Street Name Signs

#### § 158.236 PURPOSE

This chapter establishes standards for the naming of streets and the location of required signage. As used in this chapter, "streets" includes roads, alleyways, and similar rights of way for public and private vehicle and pedestrian traffic.

(A) *Applicability.* The provisions and standards of this chapter are applicable to:

(1) All streets, public and private, located within the Auburn City limits;  
and,

(2) All streets shown on parcel maps and subdivision maps approved for filing with the County Recorder's Office within the Auburn City limits.

(B) *Street Name Index.* The Public Works Department shall maintain the Street Name Index to identify all official street names for existing streets within the incorporated areas of the City.

(C) *Approved Street Name List.* A list of street names which are not currently in use, but are approved for new or existing unnamed streets, shall be compiled and approved by the City Council and maintained by the Public Works Department.

(D) *Street Names Required.* Street names shall be required for:

(1) *New Streets.* Any new street shown on a parcel map or subdivision map shall be officially named concurrently with the approval of the Final Map.

(2) *Existing Streets.* Prior to the issuance of a building permit to construct an unnamed street, if a map is not applicable, street names for existing unnamed streets shall be assigned pursuant to this chapter.

(E) *Street Names.*

- a. All street names shall be selected from the Approved Street Name List.
- b. Applicants may request alternative street names, not on the Approved Street Name List, subject to City Council approval as follows:

(1) *Existing Streets.* An application shall be filed with the Public Works Department, with applicable fees as adopted by resolution by the City Council, requesting alternate street names with justification for said request. The City Council shall consider the request and may approve, conditionally approve, or deny the alternative street name application.

(2) *New Streets.* Alternate street names shown on a parcel map or subdivision may be considered by the City Council concurrently with approval of the Final Map, with applicable fees as adopted by resolution by the City Council, requesting alternate street names with justification for said request. The City Council shall consider the request and may approve, conditionally approve, or deny the alternative street name application.

- c. Proposed street names shall not duplicate, nor too closely approximate phonetically, the name of any street in the city or the adjacent area. When streets are continuations of existing streets, the existing names shall be used. Names shall be coordinated with the United States Post Office.

(F) *Street Name Conformance.* With the exception of existing streets, all streets shall be known by the same name for the entire length of the street.

(G) *Right of City to Rename.* The City Council shall have the right to name or rename all city streets and private access or easements within the city.

**§ 158.237 STREET NAME SIGNS.**

The ~~subdivider~~ **applicant** shall erect a street name sign at each intersection. The location of the signs shall be as designated by the City Engineer.

(1973 Code § 9-3.1675 (Ord. 770, eff. 3-24-1982))